

# Standard Living

## Schedule C

### EXTERIOR

Lot graded to the requirements of the City.  
Top soiled and sodded at front, sides and rear as City permits.  
Houses occupied before Mar. 31 will receive sod by July 31st of that year or earlier.  
Self-sealing #210 asphalt shingles as selected from the Builder's samples.  
Pre-cast steps and walkway installed to front entrance.  
For your safety, all other entrances will be temporarily secured during occupancy, without steps or railings.  
Maintenance-free aluminum soffits, fascia and downspouts.  
Two (2) exterior faucets, one to be installed in garage.  
Two (2) electrical outlets, one to be installed in garage.

### GARAGE

Poured concrete Foundation.  
Drywall and taped interior as required.  
Roll-up metal garage door.  
Rough-In for automatic garage door opener.

### INSULATION

Simplified HRV system  
2" x 6" exterior walls with R22 insulation.  
Ceiling insulation to be R50 or greater.  
R12 insulation in basement where required.

### DOORS AND WINDOWS

Smooth finish selection of interior doors, Master bedroom and bathrooms include locking doors handles  
Double-glazed vinyl-clad European tilt and turn windows and doors. Reinforced high strength profiles and multi-point locking system. CSA approved.  
Colonial painted 2 3/4" casings and 3 7/8" baseboards.  
All interior and exterior hardware to be satin or antique nickel  
Handrail and pickets on main staircase to be natural oak  
Basement stairs with closed riser and simple handrail.

### BASEMENT

High efficiency forced air gas furnace.  
Power vented gas water heater (rented).  
Cold Cellar .

### WASHROOMS

Low flush toilet .  
Main Bath Ceramic tiling to ceiling in Tub  
Ensuite Ceramic Tiling in Shower to ceiling.  
Ceramic tile flooring.  
Vanity with post-formed countertop; single-lever faucets.  
Exhaust fans vented to outside installed in each bathroom.

### ELECTRICAL

Copper wiring to Ontario Hydro specifications.  
100 Amp service with circuit breakers.  
Exterior and bathroom receptacles to have ground fault interrupt.  
Heavy duty electrical cable outlets for clothes dryer and stove.  
Ceiling light wiring in every bedroom.

### KITCHEN

Custom-made kitchen cabinets from Builder's samples with post-formed counter-tops.  
Ceramic tile flooring.  
Double stainless steel sink and single-lever washerless taps.  
Plastic feeding lines and plastic drain pipes as per code.  
Range Hood fan vented to outside.  
Space for Dishwasher with electrical and plumbing rough in (installation optional).  
Microwave shelf with electrical outlet if plan permits

### LAUNDRY

Hot and cold water taps for Purchaser's washer.  
Single plastic laundry tub where applicable.  
Waste connection for Purchaser's washer.  
Exterior vent for Purchaser's dryer.  
Electrical receptacles for purchaser's washer and dryer.

### PAINTING

Exterior painting of metal doors will match the garage door colour (garage door colour from builders samples).  
All interior walls decorated with one coat flat-finish latex, one colour over primer coat.  
All doors and trim painted with white gloss enamel.

### COLOUR/STYLES

The Purchaser shall choose the colour/style of the following items where possible from the builder's samples. Selections shall be one colour/style for each item with the exception of those items marked (\*).  
Exterior brick and/or siding.  
Broadloom.  
Interior paint colour.  
Exterior paint colour.  
Handrail and picket stain on main staircase.  
Exterior aluminum soffits, fascia & eaves trough.  
Ceramic Tiles  
\*Bathroom tiles.  
\* Kitchen and bathroom/powder room cabinetry and counter tops.

### FLOORING

Ceramic tile flooring in kitchen/dinette, washrooms, hallway, front foyer and closet.  
Quality 32-40 ounce broadloom in living room, dining room, bedrooms, stairs and hallways.  
5/8 inch nailed and screwed, tongue and groove, Spruce plywood sub-floors.  
7mm under pad. (all flooring selections are from builders samples)

### MISCELLANEOUS

Builder shall supply samples for all selections as applicable.  
All ceilings to be "California" style throughout.  
9 ft ceiling on main floor  
Builder shall be responsible for connections to house including gas, water, sewer and electrical.  
Smoke detector(s) installed as required.  
Doorbell provided and installed.  
Survey of the building to be provided to the Purchaser for mortgage purposes.  
Five (4) telephone outlets provided (jacks, cover plates & activation purchaser's responsibility).  
Two (3) television cable outlets (jacks, cover plates & activation purchaser's responsibility).  
Seven (7) years TARION New home warranty (paid by purchaser).  
Lighting allowance of \$750.00 including all applicable taxes depending on sq.ft of home.



**CARNABY HOMES™**

**24 Executive Pl, Kitchener ,On N2p 2N4**  
**Office: 519 748 2450**  
**service@carnabyhomes.com**